

DRAFT



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JUNE 17, 2004
MINUTES**

PRESENT: Wayne Ecton, Council Member
E.L. Cortez, Vice Chairman
David Gulino Commission Member
Anne Gale, Design Member
Michael Schmitt, Design Member

ABSENT: Michael D'Andrea, Design Member
Jeremy Jones, Design Member

STAFF: Tim Curtis
Al Ward
Kira Wauwie
Greg Williams

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Ecton at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

OPENING STATEMENT

COUNCILMAN ECTON read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

MINUTES APPROVAL

June 3, 2004 DRB Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE JUNE 3, 2004, MEETING MINUTES AS PRESENTED. SECOND BY MR. GULINO.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

CONSENT AGENDA

19-DR-2004 101 Northsight
Site Plan & Elevations
13835 & 13845 N Northsight Boulevard
Archicon LC, Architect/Designer

(PULLED TO REGULAR AGENDA)

19-PP-2003 Villa Contento
Preliminary Plat
1550 N 85th Place
TBA Associates, Architect/Designer

90-DR-2003 Villa Contento
Site Plan & Elevations
1550 N 85th Place
TBA Associates, Architect/Designer

8-PP-2004 DC Ranch Parcel 1.12
Preliminary Plat
17800 N 94th Street
Landmark Engineering, Engineers

36-DR-2004 DC Ranch Parcel 1.12
Elevations
17800 N 94th Street
Landmark Engineering, Engineers

21-DR-2004 The Scottsdale/90 Business Center
Site Plan & Elevations
8970 E Bahia Dr
Patrick Hayes Architecture,
Architect/Designer

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(PULLED TO REGULAR AGENDA)

22-DR-2002#2 Scottsdale East Plaza
 Site Plan & Elevations
 909-911 North Hayden Road: 8001-8025 E.
 Roosevelt Street
 Ed Fagin & Associates, Architects

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASES 19-PP-2003, 90-DR-2003, 8-PP-2004, 36-DR-2004 AND 22-DR-2002#2 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. SCHMITT.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

19-DR-2004 101 Northsight
 Site Plan & Elevations
 13835 & 13845 N Northsight Boulevard
 Archicon LC, Architect/Designer

MS. WAUWIE presented this case as per the project coordination packet. She explained during study session she handed out color and material boards and there was some confusion, so she wanted to be make sure the Board is clear that the actual colors proposed are the tans with a darker tan and a lighter tan. She handed up perspective drawings that show the recesses and pop outs. She further explained that during the study session she handed out a revised stipulation page 1 to reflect a stipulation that the applicant and staff agreed upon regarding the spandrel glass that the applicant will hide the structural elements on the stairwells. She reported that staff was concerned about the landscaping and the applicant is agreeable to supplement the landscape plan with trees along the base and south side of the building. Staff recommends approval, subject to the attached stipulations.

COUNCILMAN ECTON stated that there seems to be a lot more stipulations than usual. He inquired if the applicant has agreed to all of the stipulations. Ms. Wauwie stated that she has gone over all of the stipulations with the applicants and they are okay with them.

VICE CHAIRMAN CORTEZ inquired if all the key issues that are discussed in the report have been addressed with the revised stipulations presented during the staff presentation. Ms. Wauwie replied in the affirmative.

MR. SCHMITT remarked that his questions were answered by the rendering that was provided. He further remarked that he liked the massing.

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VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 19-DR-2004 WITH THE REVISED STIPULATIONS. SECOND BY MR. SCHMITT.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

21-DR-2004	The Scottsdale/90 Business Center Site Plan & Elevations 8970 E Bahia Dr Patrick Hayes Architecture, Architect/Designer
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MR. WILLIAMS presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

PATRICK HAYES, Patrick Hayes Architecture, 15849 N. 71st Street, Suite 200, provided information on the scale of the access to the building. He discussed the height of the entry element. They felt the main tenant of the building needed a significantly different entry feature. He explained they have been before this Board over the last three months with two other similar projects and had similar discussions regarding the scale of some entry features. He provided information on the details on the entry feature. He noted that he felt the scale was appropriate for the building. He provided information on the safety issues associated with lowering the canopy.

VICE CHAIRMAN CORTEZ stated the one element that did concern him initially was the entry feature but he looked at it as almost sculpture feature rather than a shading device and therefore had no specific objection to the entry element. He further stated that he liked the project.

COUNCILMAN ECTON stated that he liked the entryway because it makes it look different from a lot of other buildings. He further stated that he did not like office buildings that all seem to have the square box approach.

MR. SCHMITT stated he thought the element was interesting. He further stated he liked the composition of the building.

MR. SCHMITT MOVED FOR APPROVAL OF CASE 21-DR-2004 WITH THE ATTACHED STIPULATIONS. SECOND BY VICE CHAIRMAN CORTEZ.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

27-DR-2004	Hayden Road Improvements – Hayden Rd Proposed Improvements –Hayden Road Cactus Road to Redfield Road
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Tri-Core Engineering, Engineers

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

BOB JOHNSON, CPM, project coordinator, stated that he has been working on this project for almost three years. He provided additional information on the proposed improvements. He discussed the artwork that is being proposed for the project entry.

MR. SCHMITT stated that he felt this would make a great entry into the Airpark. He inquired about the placement of the existing sculpture and if the Artist had been involved in the creation of the sculpture base or had approved the design for the sculpture. Mr. Johnson stated the design was done by a landscape architect at Logan Simpson Design. They wanted to save money on this project and the landscape architect did a fantastic job.

AMY SCHUCHERT, Logan Simpson Design, landscape architect, stated that they talked with the Cultural Council about the artist piece and from what she understands the Artist is deceased but that she did not know for certain. She explained that she wanted to keep it simple so that it does not distract from the actual piece. She provided additional information on the thought that went into the design.

MR. GULINO inquired where the vertical wing elements go. Mr. Johnson reviewed where the vertical wing element would be located. He noted the elements would be free standing. He reported that the adjacent property owners are in the process of dedicating the sidewalk easements they need and are very excited about having the winged elements dressing up the outside of their properties.

VICE CHAIRMAN CORTEZ inquired where the drainage channel is in relationship to this artwork. Mr. Johnson replied the existing channel will be covered over will be underneath the art fixtures.

(COUNCILMAN ECTON OPENED PUBLIC TESTIMONY.)

FRED DOIDGE, 7901 E Sweetwater, Pastor Hope Community Church, stated recently their Board of Directors reviewed this case and are in favor of the overall project, but they have two concerns. Their primary concern is the direct access northbound traffic on Hayden Road is maintained directly into the Hope Church parking lot from Hayden. The second concern is regarding landscaping and they want to maintain the present clear view of the Hope Church sign.

RON AUERBACH, 12835 N. 78th street, stated his subdivision is directly west of a portion on this development. He further stated that he is not representing the subdivision but was involved in a beautification program that the subdivision just under went along Cactus and Hayden where they painted all of the subdivision walls. He requested that some of that work be respected as they go about doing some of these major improvements. He remarked that he agrees with all of the improvements but has concerns about the landscaping on the west side of the street. The city is supposed to maintain the right-of-way landscaping but if the landscaping dies it is not being replaced so the landscaping has deteriorated. He inquired if there were any funds that could be redirected for some new landscaping on the west side of the improvements. They need to look at both sides of the streets. He further remarked with regard to the artwork it is great but is not sure he understands the vertical wing concept and from the pictures, they seem a little scary and they might want to rethink those.

(COUNCILMAN ECTON CLOSED PUBLIC TESTIMONY)

COUNCILMAN ECTON stated he would ask staff to look into if that the city did agree to maintain the west side of the landscaping and if they have not done that we need to do that. In addition, whether they have or not lets consider making both sides of the street the same as much as we can.

MR. SCHMITT stated that he would agree with Councilman Ecton regarding the landscaping and by not doing that it would detract from the project.

MS. GALE stated staff should consult with the Minister regarding access to the church to ensure that is maintained. Mr. Johnson stated there is no intent to cut off access northbound into the church. He further stated with regard to the landscaping on the west side they can work with the neighborhood and see about upgrading the landscaping as they go forward with the project.

MR. GULINO stated with regard to the wings, the plan indicates they are six feet high and indicates they are considerably shorter than the wall they are next to. He further stated that they may be out of scale so he would request they pay particular attention to scale of those elements. He requested information on the construction schedule noting that this project has potential to create problems for the circulation through that segment of Hayden Road and Scottsdale Road. Mr. Johnson reported the construction will take about 12 to 14 months and they will try and have the improvements impact travel lanes as minimally as possible. Mr. Gulino inquired if there would be utility relocation. Mr. Johnson replied that there would be one relocation.

COUNCILMAN ECTON apologized for misplacing one of the citizen comment cards noting Kevin Mattingly would like to speak.

KEVIN MATTINGLY, 7901 E Sweetwater, Chairman Board of Deacons for Hope Community Church, stated this church has been on this site for 20 years. He further stated the landscaping on the west side of Hayden Road that started out being maintained by the City is now barren. They request that they pay special attention to the landscape along Hayden Road so that their signs remain visible. He reported that the access to their property along Hayden is vital.

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 27-DR-2004 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. SCHMITT.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:50 p.m.

Respectfully Submitted

"For the Record" Court Reporters